PT OF LOT 16
IN OR 944/55
CORNWALL SURVEY PB 0/31

DYAL CHARLES M &/BAXLEY MELISSA D
171521 BAY ROAD
HILLIARD, FL 32046

2024

10-3N-23-2020-0016-0010

BUILDING CHARACTERISTICS

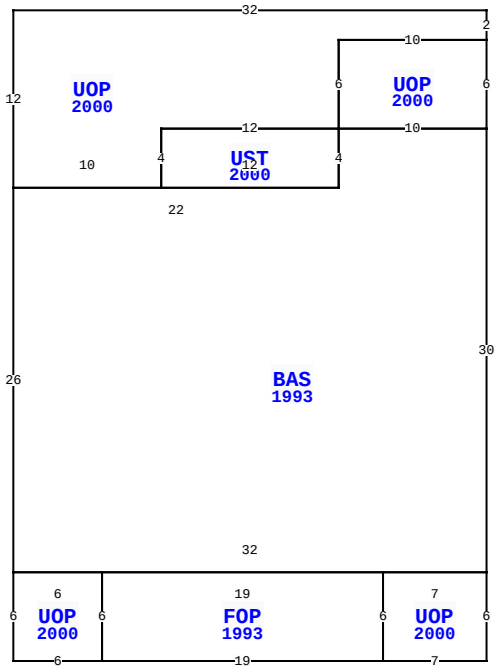
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	872	100	872	77,432
FOP	114	30	34	3,019
UOP	36	20	7	621
UOP	42	20	8	711
UOP	60	20	12	1,066
UOP	236	20	47	4,174
UST	48	45	22	1,954
TOTALS	1,408		1,002	88,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,002	119.4480	113.48	113,707	1952	1965	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 2001 Heated Area: 872 HX Base Yr 2001



171521 BAY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0350	CARPORT WD	0	100	13	22	286.00	SF	13.00	13.00	100	1950	1950	3	20	744	
2	0755	FSP	0	100	10	9	90.00	SF	20.00	20.00	100	1996	1996	3	20	360	
3	0350	CARPORT WD	0	100	36	24	864.00	SF	13.00	13.00	100	1997	1997	3	20	2,246	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		88,976
TOTAL MARKET OB/XF VALUE		3,350
TOTAL LAND VALUE - MARKET		48,300
TOTAL MARKET VALUE		140,626
SOH/AGL Deduction		71,007
ASSESSED VALUE		69,619
TOTAL EXEMPTION VALUE	HX HB	44,619
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		140,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,443

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6599	REMODEL	200	04/10/1990
6206	CHNGE SRVC	0	09/15/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0944/0055	8/09/2000	WD	Q	I		63,500
GRANTOR: SOBOTA ROBERT PAUL						
GRANTEE: DYAL CHARLES & MELI						
0562/1212	2/09/1989	WD	U	V		15,900
GRANTOR: GUYNN FLOYD R						
GRANTEE: SOBOTA ROBERT P						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2000] W32 S12 BAS=[YR=1993] S26 UOP=[YR=2000] S6 E6 FOP=[YR=1993] E19 UOP=[YR=2000] E7 N6 W7 S6 $ N6 W19 S6 $ N6 W6 $ E32 N30 UOP=[YR=2000] N6 W10 S6E10 $W10 UST=[YR=2000] W12 S4 E12N4$ S4 W22 $ E10 N4 E12 N6 E10 N2 $.

LAND DESCRIPTION

TOTAL OB/XF 3,350

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.61	AC		1.00	1.00	1.00	30,000.00	30,000.00	48,300							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.61 Total Land Value: 48,300 Market: 0 Agricultural: 0 Common: 48,300 PRINTED 08/06/2024 BY SYS